

Northern Macomb County Citizen Opinion Survey

Lenox Township 2002

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Acknowledgements

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Community Partners and Steering Committee Members

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Village of Armada	Nancy Parmenter
Bruce Township	Mark Falker
Lenox Township	Heidi Hannan
Ray Township	Charlie Bohm
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2,261 Residents who completed the survey

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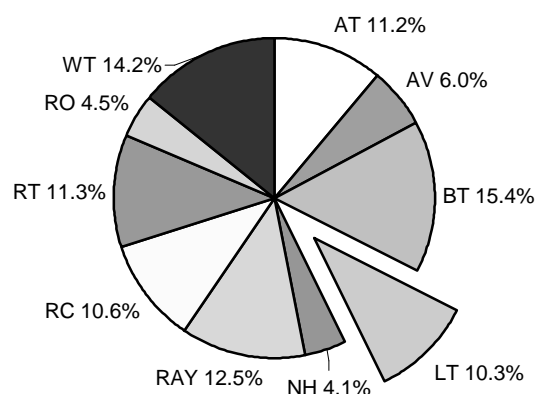
Community Profile

Of 654 surveys randomly distributed to Lenox Township residents, 229 were returned usable. That was a 35% response rate. See Table 1. Figure 1 illustrates Lenox Township's response rate in relation to the Total Report responses.

Respondent Demographics

- 48.8% male, 51.2% female
- 31.4% had some college with another 26.5% having an Associate's or Bachelor's degree
- 50.6% were 40-59 years of age
- 71.9% live in 2-adult households
- Over 63% had household income over \$50,000
- Ethnic diversity included .9% Asian, .5% Black, .5% Native American Indian, 4.2% Spanish origin, 1.4% multi-cultural and 92.5% white.

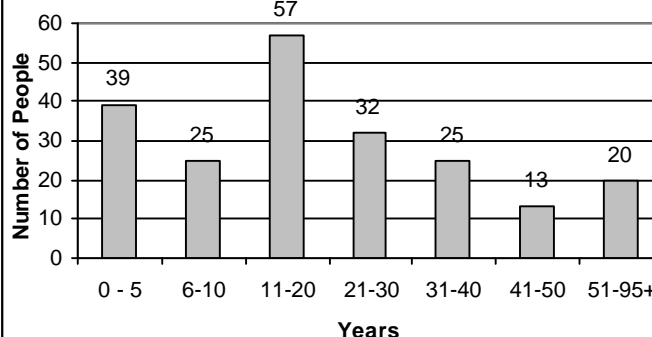
LT Figure 1: % of Community Response of the Total



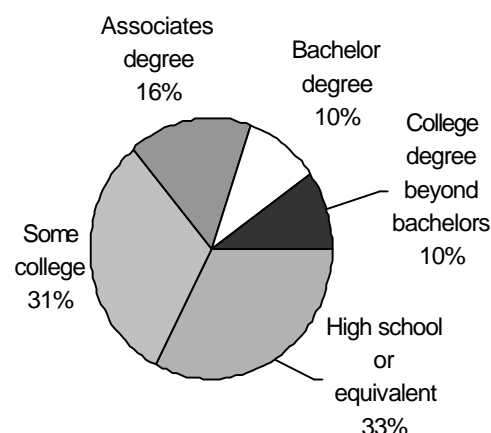
Of those that responded, 100% owned their home with 31.6% living on rural lots of less than 5 acres. Another 35.4% lived on large, non-farm lots of more than 5 acres .9% lived on operating farms.

Survey participants indicated that over 30% have lived in Lenox Township 10 years or less. See Figure 2.

LT Figure 2: Length of Citizen Residency



LT Figure 3: Respondents Education Levels



Community Demographics:

Population (1990) - 5,400

Population (2000) - 8,433

- Total Land (sq. miles) - 38.83 (24,851.2 acres)
- Residential Acres* - 1,786
- Commercial Acres* - 141
- Agriculture Acres* - 8,806
- Vacant Acres* - 10,970
- Housing Units—2646
- Density/square mile:
Population—217.2
Housing—68.1

*1990 Census figures

LT Table 1: Survey Response Rate	Amount Originally Mailed	Total Responses	Returned defective	Valid Usable Surveys	% of Total Usable Responses
Lenox Twp	654	231	2	229	35.0%
Total Responses	5420	2261	48	2213	40.8%

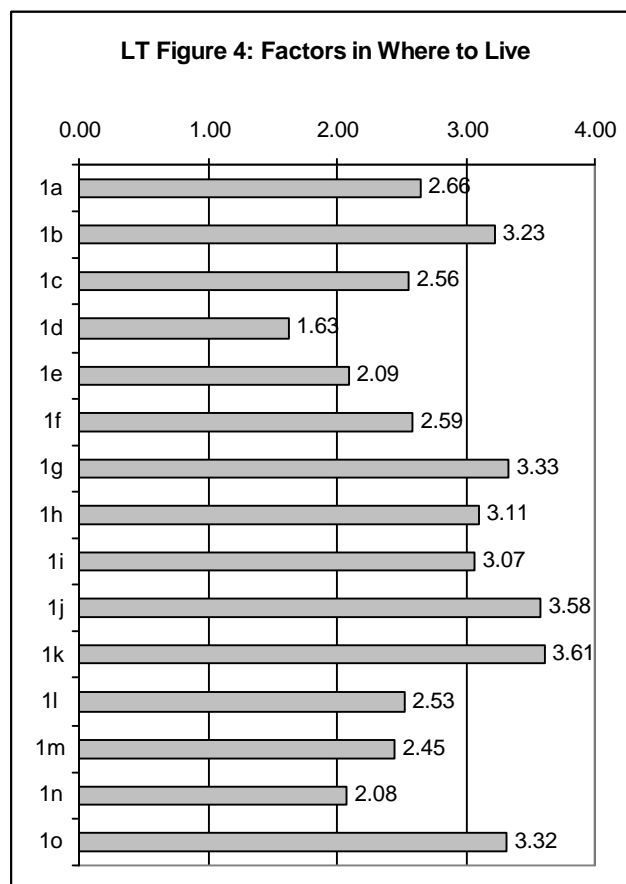
Section 1: Preferences and Concerns

Lenox Township survey participants were asked to identify what factors were important when deciding where to live. Using a 1 to 4 scale with 1 being very unimportant and 4 being very important, they identified 7 of 15 factors as important (mean score = 3 or above). Parenthesis indicate the Total Report rank. The top items were:

- Quiet Place in the Country (2)
- Public Safety/Crime (1)
- Good Schools (3)
- Small Town Atmosphere (4)
- Affordable Home Price (5)
- Health Care (6)
- Improved Roads (7)

Quiet place in the country and *Public safety/crime* were the 1st and 2nd ranked items. *Quiet place in the country* was #1 based on the mean score of 3.61 and percentage of very important responses with 68.6%. However, if combined important/very important responses are used, *Public safety/crime* was #1 with a 96% response compared to 94.3% for *Quiet place in the country*.

The same scenario occurs with the 3rd and 4th ranked factors. *Good schools* was #3 and *Small town atmosphere* was 4th both in mean score and very important percentage. They would be reversed if combined percentages were used. See Table 2, Figure 4.



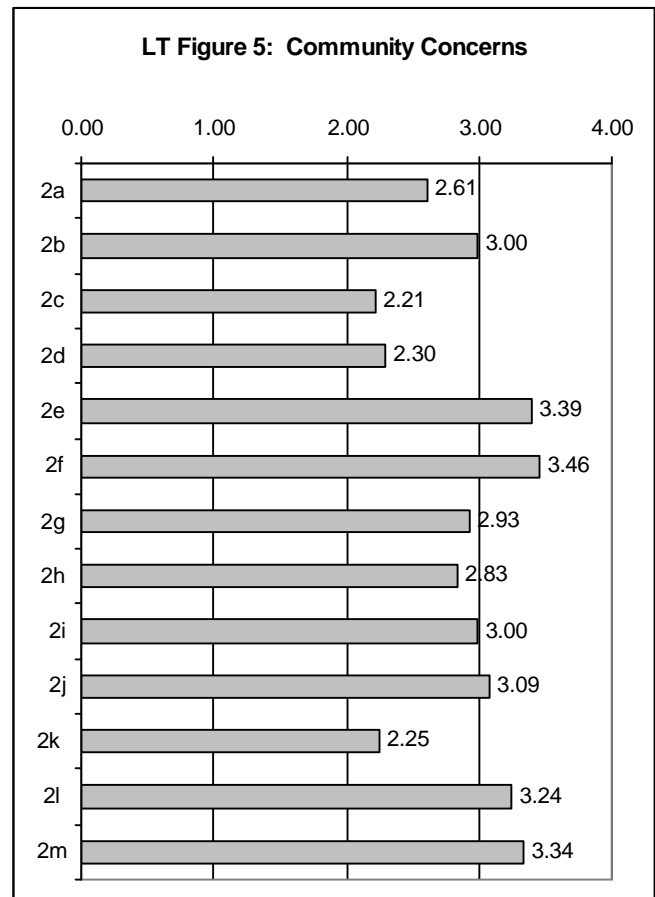
LT Table 2: Factors in Where to Live		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
1a	Access to Shopping	225	21	9.3%	69	30.7%	101	44.9%	34	15.1%	2.66	8
1b	Affordable home price	220	10	4.5%	24	10.9%	91	41.4%	95	43.2%	3.23	5
1c	Close to Work	209	24	11.5%	73	34.9%	84	40.2%	28	13.4%	2.56	10
1d	Commercial Airport Access	216	105	48.6%	91	42.1%	14	6.5%	6	2.8%	1.63	15
1e	Cultural Opportunities	207	55	26.6%	88	42.5%	55	26.6%	9	4.3%	2.09	13
1f	Family in Area/Grew Up Here	205	44	21.5%	49	23.9%	60	29.3%	52	25.4%	2.59	9
1g	Good Schools	225	17	7.6%	16	7.1%	68	30.2%	124	55.1%	3.33	3
1h	Health Care	225	12	5.3%	31	13.8%	103	45.8%	79	35.1%	3.11	6
1i	Improved Roads	227	13	5.7%	41	18.1%	89	39.2%	84	37.0%	3.07	7
1j	Public Safety/Crime	226	4	1.8%	5	2.2%	73	32.3%	144	63.7%	3.58	2
1k	Quiet Place in the Country	226	5	2.2%	8	3.5%	58	25.7%	155	68.6%	3.61	1
1l	Recreational Opportunities	216	24	11.1%	80	37.0%	85	39.4%	27	12.5%	2.53	11
1m	Sewage/Water Treatment	213	45	21.1%	67	31.5%	62	29.1%	39	18.3%	2.45	12
1n	Site Near or With Water Access	212	51	24.1%	110	51.9%	33	15.6%	18	8.5%	2.08	14
1o	Small Town Atmosphere	225	9	4.0%	23	10.2%	80	35.6%	113	50.2%	3.32	4

Residents were asked to prioritize community concerns using a 1 (very unimportant) to 4 (very important) scale. They ranked 7 concerns as important/very important in their community. The top 4 items were all comparable by mean score, very important percentage or combined percentage of important/very important. See Table 3, Figure 5. The number in parenthesis indicate the rank of the Total Report. The top items were:

- Loss of open space (1)
- Loss of family farms (4)
- Traffic congestion (2)
- Rapid residential growth (3)
- Rapid business/commercial growth (5)
- Loss of wetlands (7)
- Fragmentation of land by low density development (8)

Loss of open space and *Loss of family farms* were a close 1st and 2nd. *Loss of open space* had a combined important/very important percentage of 85.9% compared to *Loss of family farms* at 85%. Only one community in the survey had a higher percentage of very important responses for *Loss of family farms* than Lenox residents. *Traffic congestion* and *Rapid residential growth* were 3rd and 4th, respectively.

Items 5 through 7 had nearly 7% difference in very important responses. However, if using combined percentages, 7th ranked *Fragmentation of land by low*



density development would move to 5th ranking ahead of *Rapid business/commercial growth* and *Loss of wetlands*.

LT Table 3: Community Concerns			Total		V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%				
2a	Deterioration of downtown areas	216	38	17.6%	51	23.6%	84	38.9	43	19.9%	2.61	10		
2b	Fragmentation of land by low density development	200	18	9.0%	34	17.0%	79	39.5	69	34.5%	3.00	7		
2c	Lack of affordable housing	207	48	23.2%	85	41.1%	56	27.1	18	8.7%	2.21	13		
2d	Lack of park and recreational facilities	215	44	20.5%	87	40.5%	60	27.9	24	11.2%	2.30	11		
2e	Loss of family farms	220	7	3.2%	26	11.8%	61	27.7	126	57.3%	3.39	2		
2f	Loss of open space	220	5	2.3%	26	11.8%	52	23.6	137	62.3%	3.46	1		
2g	Loss of outdoor recreation areas	213	14	6.6%	50	23.5%	86	40.4	63	29.6%	2.93	8		
2h	Loss of sense of community	210	19	9.0%	55	26.2%	78	37.1	58	27.6%	2.83	9		
2i	Loss of wetlands	204	17	8.3%	47	23.0%	60	29.4	80	39.2%	3.00	6		
2j	Rapid business and/or commercial growth	211	12	5.7%	45	21.3%	67	31.8	87	41.2%	3.09	5		
2k	Time spent commuting to work	206	53	25.7%	78	37.9%	46	22.3	29	14.1%	2.25	12		
2l	Rapid residential growth	220	11	5.0%	31	14.1%	72	32.7	106	48.2%	3.24	4		
2m	Traffic congestion	220	12	5.5%	24	10.9%	62	28.2	122	55.5%	3.34	3		

Section 2: Perceptions Regarding Community Growth

This section asked survey respondent's views on past and current growth. Resident's views about growth were similar to that of all the survey communities. Using a 1 (strongly disagree) to 4 (strongly agree) scale, over 84% agreed/strongly agreed *There had been significant growth pressure...during the past 5 years* and nearly 94% felt that *Growth pressure would increase significantly in the next 5 years*.

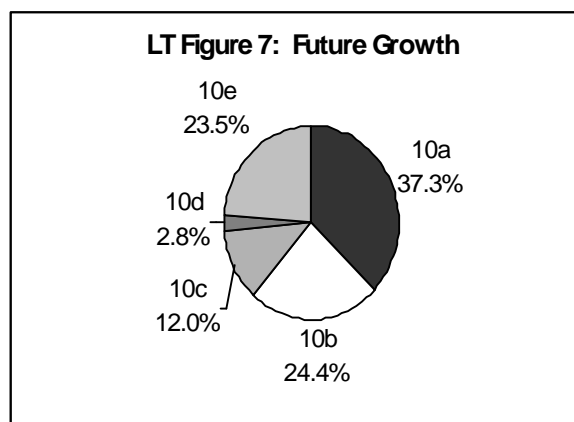
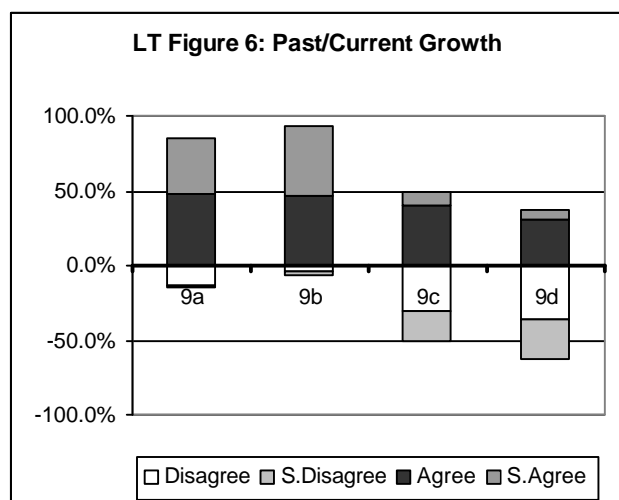
Nearly 49% agreed or strongly agreed that *There had been adequate restrictions on development during the past 5 years*. This percentage is slightly higher than the Total Report results of 46.2%.

Finally, when asked if *For the past 5 years development had been well planned*, the agree and disagree responses were nearly the same, 31.5% and 35.8%, respectively. Where the significant differences

occurred were in the strongly agree and strongly disagree responses. Nearly 5 times as many participants strongly disagreed that development had been well planned, 27.3% vs. 5.7%. See Table 4, Figure 6.

Participants were asked to choose one answer to describe their views on future growth in the community. Of the 217 respondents, 81, or 37.3%, indicated they would *Encourage future development provided adequate [infrastructure] existed or was available*. 24.4% indicated they were *Satisfied with the current rate of growth*. At the same time, 23.5% felt the *Community should attempt to stop all new development*. See Table 5, Figure 7.

It is interesting that while 63.1% felt development had not been well planned, over 37% would encourage future growth if the infrastructure was in place prior to the development.



LT Table 4: Past/Current Growth		Disagree		Agree	
		-1	-2	+3	+4
9a	There has been significant growth pressure in my community during the past five years	5 2.4%	27 12.9%	100 47.8%	77 36.8%
9b	Growth pressure in my community will increase significantly in the next five years	4 1.9%	9 4.4%	97 47.1%	96 46.6%
9c	There have been adequate restrictions on development in my community during the last 5 years.	39 20.5%	58 30.5%	77 40.5%	16 8.4%
9d	For the past five years development in the community has been well planned	48 27.3%	63 35.8%	55 31.3%	10 5.7%

LT Table 5: Future Growth		No.	% of 217	Rank
10a	I encourage development provided that adequate utilities, roads, schools, fire and police services, etc. are existing or available.	81	37.3%	1
10b	I am satisfied with the current rate of growth of our community.	53	24.4%	2
10c	I believe that growth should take its own course with as little government interference as possible.	26	12.0%	4
10d	I would like to see the community actively encourage growth.	6	2.8%	5
10e	The community should attempt to stop all new development.	51	23.5%	3

Township residents had definite opinions on the issue of roads and road system needs. Using a scale of 1 (no need) to 4 (great need), residents agreed with the other 9 communities in identifying *Improve existing roads* and *Widen existing roads* as their 1st and 2nd choices, respectively.

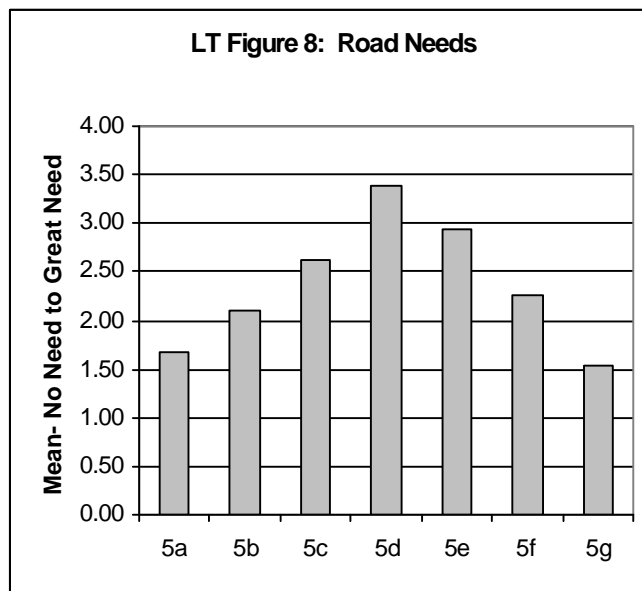
While *Improve roads* was ranked just about the middle when deciding where to live in *Section 1*, it was ranked #1 in activities needed at all levels of government. Nearly 87% responded that *Improve existing roads* was a need/great need. *Widen existing roads* was a distant 2nd with 67.2% need/great need responses.

Expand public bus or transit system was ranked 4th out of 7 with 42.1% of respondents citing it as a need or great need. Lenox Township had the 4th highest combined percentage of the 10 communities in relation to the expansion of public transportation. See Table 6, Figure 8.

The issue of roads and road systems generated the largest number of written comments of any survey question. The largest number centered on improving the roads and road repair. Other comments included:

- Pave dirt roads
- Fix the bridges
- Lower some speed limits
- Add I-94 exits/entrance ramps

See Lenox Township comments for a complete list of comments.



LT Table 6: Road Needs		Total	No Need		Low Need		Need		Great Need		Mean	Rank
			1	%	2	%	3	%	4	%		
5a	Build freeways	198	118	59.6%	43	21.7%	19	9.6%	18	9.1%	1.68	6
5b	Build new roads	199	79	39.7%	48	24.1%	44	22.1%	28	14.1%	2.11	5
5c	Encourage the expansion of some roads to highways (such as M-59)	205	48	23.4%	37	18.0%	66	32.2%	54	26.3%	2.61	3
5d	Improve existing roads	214	9	4.2%	19	8.9%	66	30.8%	120	56.1%	3.39	1
5e	Widen existing roads	210	21	10.0%	48	22.9%	65	31.0%	76	36.2%	2.93	2
5f	Expand public bus or transit system	197	58	29.4%	56	28.4%	59	29.9%	24	12.2%	2.25	4
5g	Airport expansion	185	116	62.7%	49	26.5%	10	5.4%	10	5.4%	1.54	7

Section 3: Environment & Natural Resources

When citizens were asked to identify community resources that should be protected, all items except one received a “positive” ranking based on a 1 (very unimportant) to 4 (very important) scale. Of the positive ranked items 6 of the 9 had at least 58% very important responses. See Table 7, Figure 9.

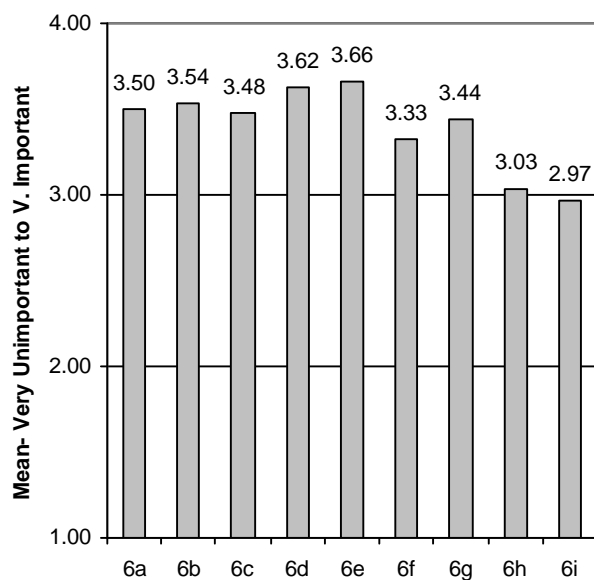
The top 2 community resources to protect were *Lake and stream water quality* with 74% very important responses and *Groundwater resources* with 71%. *Farmland* and *Rural character* were 3rd and 4th with 65.4% and 62.7%, respectively.

Respondents chose protection and preservation of natural areas over building new or expanded areas, even if it was for public use. When asked to prioritize community efforts the top efforts were:

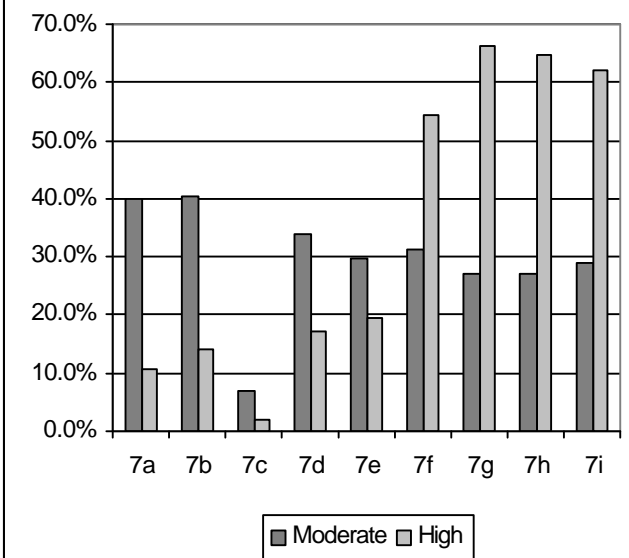
- Protecting farmland from development –93.5% moderate/high effort
- Protecting woodlands-91.7%
- Protecting land along river ways-90.9%
- Preserving wetlands and marshes-85.6%

Of the last 5 items, *Building more hiking and biking trails* ranked 5th with 54.5%, while *Building public golf courses* was last with a combined 8.6% moderate and high effort. See Table 8, Figure 10.

LT Figure 9: Protecting Resources



LT Figure 10: Community Effort Priorities



LT Table 7: Protecting Resources		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	% 1	2	% 2	3	% 3	4	% 4		
6a	Rural character	209	8	3.8%	10	4.8%	60	28.7%	131	62.7%	3.50	4
6b	Farmland	214	7	3.3%	11	5.1%	56	26.2%	140	65.4%	3.54	3
6c	Woodlots	212	8	3.8%	12	5.7%	62	29.2%	130	61.3%	3.48	5
6d	Ground water resources	207	7	3.4%	4	1.9%	49	23.7%	147	71.0%	3.62	2
6e	Lake/stream water quality	208	7	3.4%	3	1.4%	44	21.2%	154	74.0%	3.66	1
6f	Scenic views	200	7	3.5%	25	12.5%	64	32.0%	104	52.0%	3.33	7
6g	Wildlife and wetland habitat	211	8	3.8%	14	6.6%	66	31.3%	123	58.3%	3.44	6
6h	Existing downtown area	201	19	9.5%	21	10.4%	96	47.8%	65	32.3%	3.03	8
6i	Rec. sites/area	201	16	8.0%	35	17.4%	90	44.8%	60	29.9%	2.97	9

LT Table 8: Community Effort Priorities		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
7a	Building more parks for sporting activities and family outings	210	39	18.6%	65	31.0%	84	40.0%	22	10.5%	2.42	8
7b	Building more hiking and biking trails	213	36	16.9%	61	28.6%	86	40.4%	30	14.1%	2.52	5
7c	Building public golf courses	209	131	62.7%	60	28.7%	14	6.7%	4	1.9%	1.48	9
7d	Expanding existing state parks	209	39	18.7%	63	30.1%	71	34.0%	36	17.2%	2.50	6
7e	Expanding public hunting and fishing opportunities	212	45	21.2%	63	29.7%	63	29.7%	41	19.3%	2.47	7
7f	Preserving wetlands and marshes	215	12	5.6%	19	8.8%	67	31.2%	117	54.4%	3.34	4
7g	Protecting farmland from development	214	5	2.3%	9	4.2%	58	27.1%	142	66.4%	3.57	1
7h	Protecting wood lands	217	5	2.3%	13	6.0%	59	27.2%	140	64.5%	3.54	2
7i	Protecting land along river ways	210	3	1.4%	16	7.6%	61	29.0%	130	61.9%	3.51	3

Respondents were asked to identify barriers to meeting land use challenges. They were asked to check all items that applied out of the 8 choices. Respondents checked an average of 3.4 items on the list. See Table 9, Figure 11.

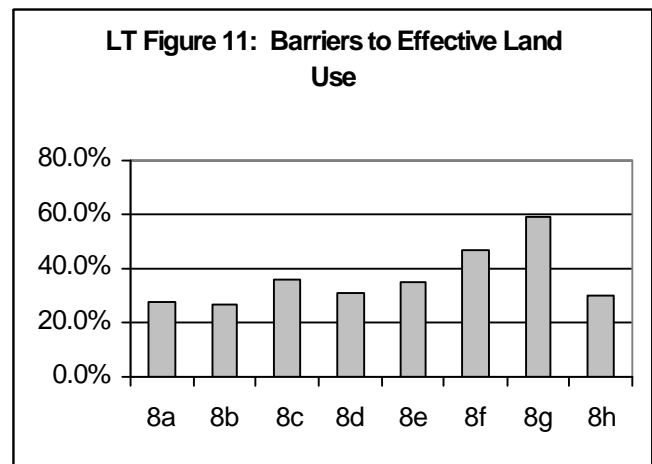
Of the 229 respondents, nearly 59% of township participants said *Pressure from developers* was the #1 barrier. *Poor public understanding of land use issues* and *Lack of adequate planning* ranked 2nd and 3rd with 46.7% and 35.8%, respectively.

Lack of adequate enforcement of land use regulations was ranked 7th of 8 with only 27.5% identifying it as a barrier. However, written comments suggested that there were too many ordinances in the township.

Written comments about land use barriers covered 3 topics:

- Stop development
- Lack of planning
- Too many ordinances

See Lenox Township comments in the appendix for a complete list.



LT Table 9: Barriers to Effective Land Use		No.	% of 229	Rank
8a	Lack of adequate enforcement of regulations	63	27.5%	7
8b	Lack of adequate land use regulations	61	26.6%	8
8c	Lack of adequate planning	82	35.8%	3
8d	Lack of planning and zoning coordination with adjoining communities	70	30.6%	5
8e	Poor public support for difficult land use decisions	81	35.4%	4
8f	Poor public understanding of land use issues	107	46.7%	2
8g	Pressure from developers	135	59.0%	1
8h	Too much state and federal regulation	69	30.1%	6

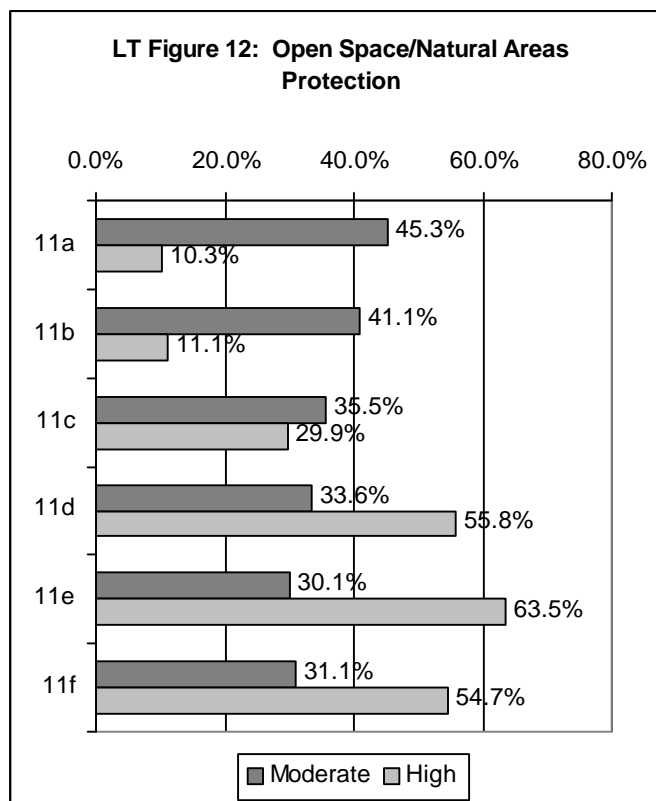
Section 4: Open Space, Natural Areas and Farmland Preservation

In other surveys conducted around the state, open space, natural areas and farmland were all identified as resources to protect. Participants were asked to rank the reasons to protect open space and natural areas using a 1 (very unimportant) to 4 (very important) scale. There were 3 reasons that were ranked positively with a mean score of 3 or above:

- To Preserve the rural character of the community
- To Maintain the environmental benefits of open space
- To Slow down and control growth

To Preserve rural character of the community was ranked important or very important by 93.6% of respondents. *To Maintain the environmental benefits of open space* was ranked 2nd with 89.4% combined percentages. *To Slow down and control growth* was 3rd with 85.8%. See Table 10, Figure 12.

The positive response rate for environmental benefits correlated with *Section 3* where all natural resources activities were ranked important or very important to protect. It also relates to *Section 1* where *Loss of open space* was the #1 concern in the community.



LT Table 10: Open Space/Natural Areas Protection		Total	Very Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
11a	To provide more park space for family outings and sporting activities	214	36	16.8%	59	27.6%	97	45.3%	22	10.3%	2.49	6
11b	To expand public access for recreational opportunities	207	27	13.0%	72	34.8%	85	41.1%	23	11.1%	2.50	5
11c	To maintain hunting and fishing opportunities	211	21	10.0%	52	24.6%	75	35.5%	63	29.9%	2.85	4
11d	To maintain environmental benefits of open space (watershed protection, natural areas, wildlife habitat)	217	6	2.8%	17	7.8%	73	33.6%	121	55.8%	3.42	2
11e	To preserve the rural character of the community	219	4	1.8%	10	4.6%	66	30.1%	139	63.5%	3.55	1
11f	To slow down and control development	212	8	3.8%	22	10.4%	66	31.1%	116	54.7%	3.37	3

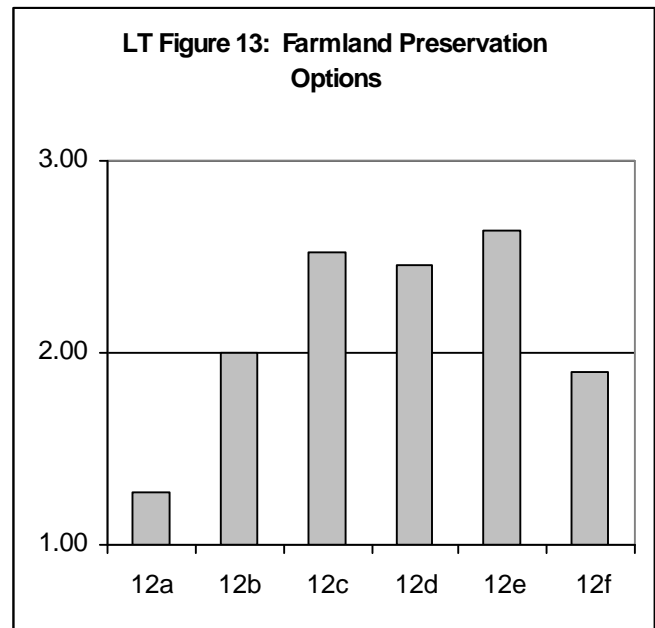
In looking at possible options to preserve farmland, residents chose the options they would support. On a 1 (no support) to 3 (support) scale, 4 of the 6 options ranked 2 or above.

Provide reduced property taxes to farmers who voluntarily agree not to develop their land was ranked #1 with 20.3% some support and 71.5% support responses. See Table 11, Figure 13.

Limit the number of new homes in rural areas through stricter land use and zoning regulations and *Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement* ranked 2nd and 3rd with 64.6% and 61.2% support responses, respectively.

Conversely, over 79% said they would not support *Allowing developers to build more homes than current zoning allows in exchange for financially supporting farmland preservation programs*. As with the Total Report results, it's difficult to know whether participants did not want increased density as a way to control development or if they didn't support zoning variances.

Finally, the top option chosen would limit or reduce local tax revenue. At the same time, only 30.1% *Would support a modest fee or tax if it could really help preserve farmland* to offset any hypothetical tax revenue reductions.



LT Table 11: Farmland Preservation Options		Total	No Support		Some Support		Support		Mean	Rank
			1	%	2	%	3	%		
12a	Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs	190	151	79.5%	26	13.7%	13	6.8%	1.27	6
12b	Direct or encourage more development in and around existing cities and/or villages	197	65	33.0%	67	34.0%	65	33.0%	2.00	4
12c	Limit the number of new homes in rural areas through stricter land use and zoning regulations	209	26	12.4%	48	23.0%	135	64.6%	2.52	2
12d	Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement	201	31	15.4%	47	23.4%	123	61.2%	2.46	3
12e	Provide reduced property taxes to farmers who voluntarily agree to not develop their land	207	17	8.2%	42	20.3%	148	71.5%	2.63	1
12f	I would support a modest fee or tax if it could really help preserve farmland	196	79	40.3%	58	29.6%	59	30.1%	1.90	5

Section 5: Housing

Information on housing needs and price ranges were similar among all 10 communities. Based on a 1 (no need) to 4 (great need) scale, none of the choices ranked above 3.

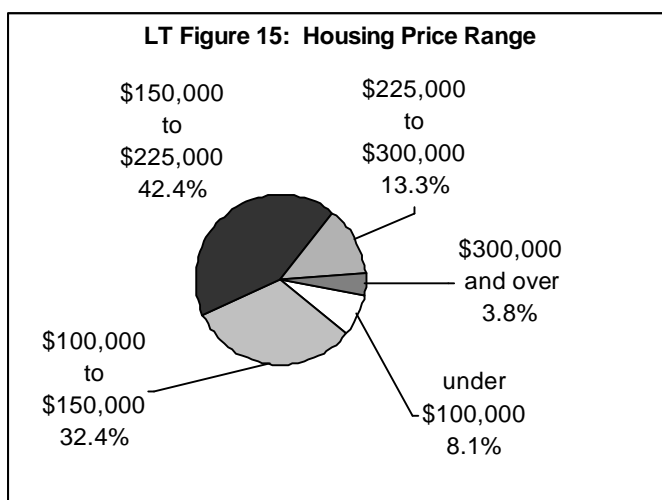
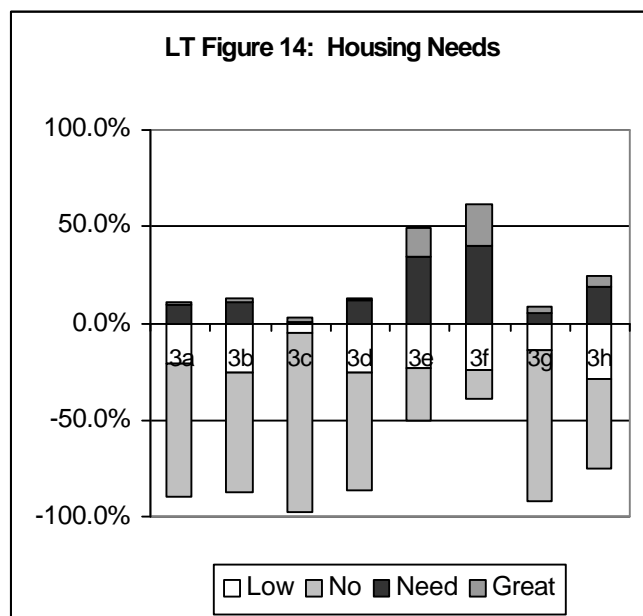
Single family homes and *Retirement housing* ranked 1st and 2nd with a mean score of 2.68 and 2.37, respectively. Only 61.2% indicated a need/great need for *Single family homes*. This was just slightly higher than the Total Report results of a combined 60.2% which indicated a need/great need for *Single family homes*. See Table 12, Figure 14.

Retirement Housing had a combined 49.3% need/great need results compared to 51.4% in the Total Response results. Only a combined 2.3% indicated a need/great need for new *Mobile home parks*.

From the low need responses for most types of housing, it appeared that residents were definite about the

types of housing they want in the county.

The responses to what range of housing was needed based on cost reflected the previous question's results. Homes in the \$150,000-225,000 range were the 1st choice among survey participants. Over 42% choose this price range as the most needed. The 2nd choice was \$100,000-150,000 with 32.4%. These price ranges correlate to the types of housing residents felt were needed. The lower price range would allow retirees to have nice housing on a lower income. It would also attract young families to the community. See Table 13, Figure 15.



LT Table 13: Housing Price Range		No	% of 210	Rank
4a	under \$100,000	17	8.1%	4
4b	\$100,000 to \$150,000	68	32.4%	2
4c	\$150,000 to \$225,000	89	42.4%	1
4d	\$225,000 to \$300,000	28	13.3%	3
4e	\$300,000 and over	8	3.8%	5
Total		210	100.0%	

LT Table 12: Housing Needs		Total	No		Low		Need		Great		Mean	Rank
			(-)1	%1	(-)2	%2	3	%3	4	%4		
3a	Apartments	208	142	68.3%	44	21.2%	19	9.1%	3	1.4%	1.44	6
3b	Condominiums	208	128	61.5%	53	25.5%	23	11.1%	4	1.9%	1.53	5
3c	Mobile Home Parks	216	201	93.1%	10	4.6%	2	0.9%	3	1.4%	1.11	8
3d	Rental Homes	215	131	60.9%	55	25.6%	26	12.1%	3	1.4%	1.54	4
3e	Retirement Housing	215	58	27.0%	51	23.7%	75	34.9%	31	14.4%	2.37	2
3f	Single Family	214	32	15.0%	51	23.8%	85	39.7%	46	21.5%	2.68	1
3g	Single/Double wide mobile homes on private lots	213	166	77.9%	30	14.1%	10	4.7%	7	3.3%	1.33	7
3h	Manufactured Homes	211	98	46.4%	61	28.9%	39	18.5%	13	6.2%	1.84	3

Section 6: Efforts for Economic Development

Residents were asked to rank the amount of effort (time and money) that should be dedicated to attracting 7 economic activities to the community. Based on a 1 (no effort) to 4 (great effort) scale, *Farming* was ranked the #1 item by respondents with a mean score of 3.26. It was the only item to get a mean score of 3 or above. See Table 14, Figure 16.

Farming had 84.9% moderate and high effort responses. This was over 20% higher than the 2nd ranked item, *Agriculture product processing* at 61.1%.

These results correspond to the high level of concern over *Loss of family farms* that was identified in *Section 1* and again in *Section 4*.

New Housing Development was ranked last by residents. Lenox Township had the lowest high effort response rate of all 10 communities with only 1.7%. This low response to attracting additional new housing reemphasizes *Section 4* where there was low need for most types of new housing. See Table 14, Figure 16.

It is interesting to note that 3 of the 4 top items typically pay *more* in taxes to the community than they use in services from the community.

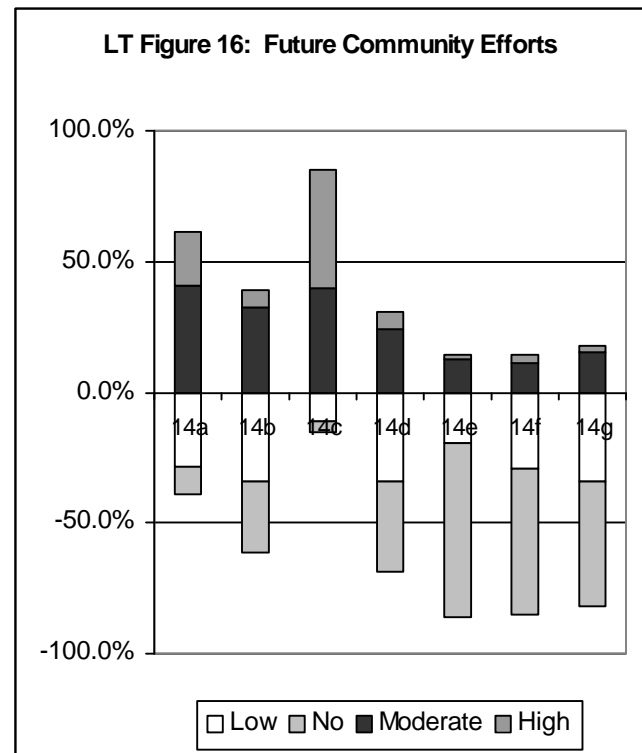
Note: The data and percentages for the *New Home development* may be lower than normal due to a printing error in question 14 on the survey. It may

have confused some respondents and they simply did not answer that item on the survey.

Written comments regarding economic activities included:

- Parks and recreation sites
- Waste management issues
- Various development issues

See Lenox Township comments in the appendix for a complete list.



LT Table 14: Future Community Effort		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
14a	Agriculture product processing	188	20	10.6%	53	28.2%	76	40.4%	39	20.7%	2.71	2
14b	Commercial/retail business	199	54	27.1%	68	34.2%	64	32.2%	13	6.5%	2.18	3
14c	Farming	205	8	3.9%	23	11.2%	81	39.5%	93	45.4%	3.26	1
14d	Light manufacturing	205	71	34.6%	70	34.1%	50	24.4%	14	6.8%	2.03	4
14e	New housing development (subdivision)	120	80	66.7%	23	19.2%	15	12.5%	2	1.7%	1.49	7
14f	Resort and related business	198	111	56.1%	58	29.3%	22	11.1%	7	3.5%	1.62	6
14g	Tourism	195	93	47.7%	67	34.4%	30	15.4%	5	2.6%	1.73	5

Residents were asked to indicate their level of public financing for supporting 13 possible activities. On a 1 (no support) to 3 (strongly support) scale, 8 items received a 2 or higher indicating support.

Road repair and maintenance was ranked 1st with a 2.52 mean score. *Emergency services* was 2nd with 2.46. However, looking at combined support and strong support percentages, *Emergency services* had 94.3% compared to 93.5% for *Road repair and maintenance*. See Table 15, Figure 17.

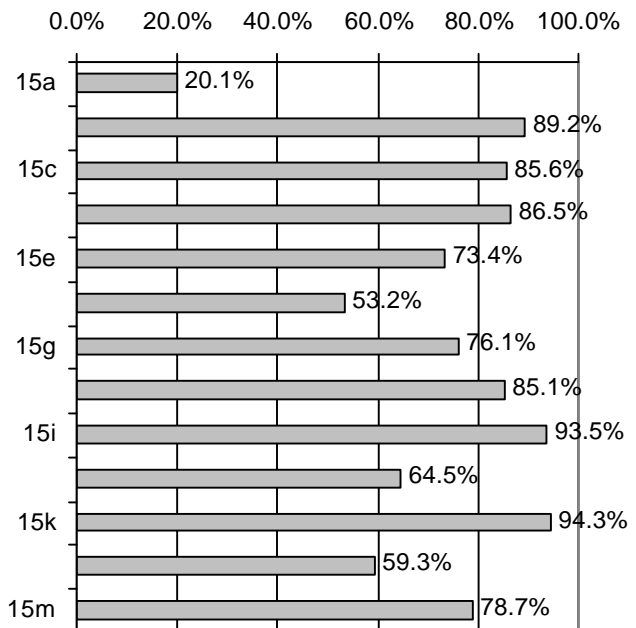
Natural areas/open space and *Farmland preservation* ranked 3rd and 4th, respectively, for public funding based on mean score. Combined percentages of 86.5% and 89.2% would reverse the rank order.

Protection of environmental resources, such as farmland, open space and natural areas, was important and highly ranked by residents. This was borne out in the ranking of public financing preferences. They want public finances to protect open space, natural areas and farmland. They just don't want them protected ahead of repairing roads and providing emergency services.

Written comments included city water issues and growth issues. See Lenox Township comments in the appendix for a complete list.

LT Figure 17: Future Funding Priorities

% of Responses Support & Strongly Support Combined



LT Table 15: Future Funding Priorities		Total	Don't		Support		S. Support		Mean	Rank	2&3 Total
			1	%	2	%	3	%			
15a	Business and land development services	194	155	79.9%	34	17.5%	5	2.6%	1.23	13	20.1%
15b	Farmland preservation program for the community	203	22	10.8%	99	48.8%	82	40.4%	2.30	4	89.2%
15c	Land use planning and zoning	195	28	14.4%	110	56.4%	57	29.2%	2.15	7	85.6%
15d	Natural areas/open space preservation program	200	27	13.5%	82	41.0%	91	45.5%	2.32	3	86.5%
15e	Public parks	203	54	26.6%	116	57.1%	33	16.3%	1.90	9	73.4%
15f	Public transportation with small buses	201	94	46.8%	87	43.3%	20	10.0%	1.63	12	53.2%
15g	Purchase of additional land as nature preserve(s)	197	47	23.9%	78	39.6%	72	36.5%	2.13	8	76.1%
15h	Recycling	202	30	14.9%	93	46.0%	79	39.1%	2.24	5	85.1%
15i	Road repair and maintenance	214	14	6.5%	75	35.0%	125	58.4%	2.52	1	93.5%
15j	Trails for hiking, biking	203	72	35.5%	90	44.3%	41	20.2%	1.85	11	64.5%
15k	Emergency services such as fire and police protection	212	12	5.7%	90	42.5%	110	51.9%	2.46	2	94.3%
15l	Expansion of sewer and water for future development	204	83	40.7%	62	30.4%	59	28.9%	1.88	10	59.3%
15m	Upgrading and expanding school facilities	207	44	21.3%	84	40.6%	79	38.2%	2.17	6	78.7%

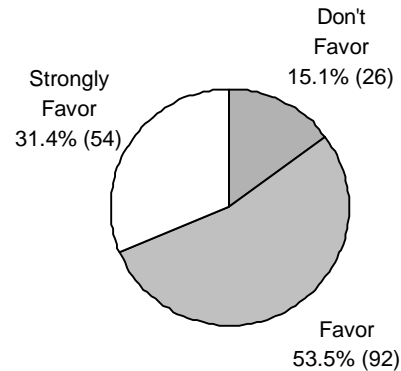
Section 7: Coordinated Planning

If any conclusions can be drawn from this survey, it was that the participating communities, while unique in some ways, had many more similarities than differences. It's almost as if each community was on the same development continuum with each at a different place on the continuum. It would follow that, multiple communities acting together would have much more success in realizing their goals. It seems the residents in each community think so, too.

Lenox Township residents recognized that many issues identified as concerns or important to their community character were multi-jurisdictional because they cross municipal borders, such as roads, water resources, and development impacts.

Using a scale of 1 (don't favor) to 3 (strongly favor) residents were asked if they favored *Coordinated Planning with adjacent communities*. Lenox Township responses were favorable. Of those that had an opinion, 53.5% favored and 31.4% strongly favored *Coordinated planning* efforts. The combined percentage of 84.9% was close to the Total Report responses of 85.3%. See Figure 18.

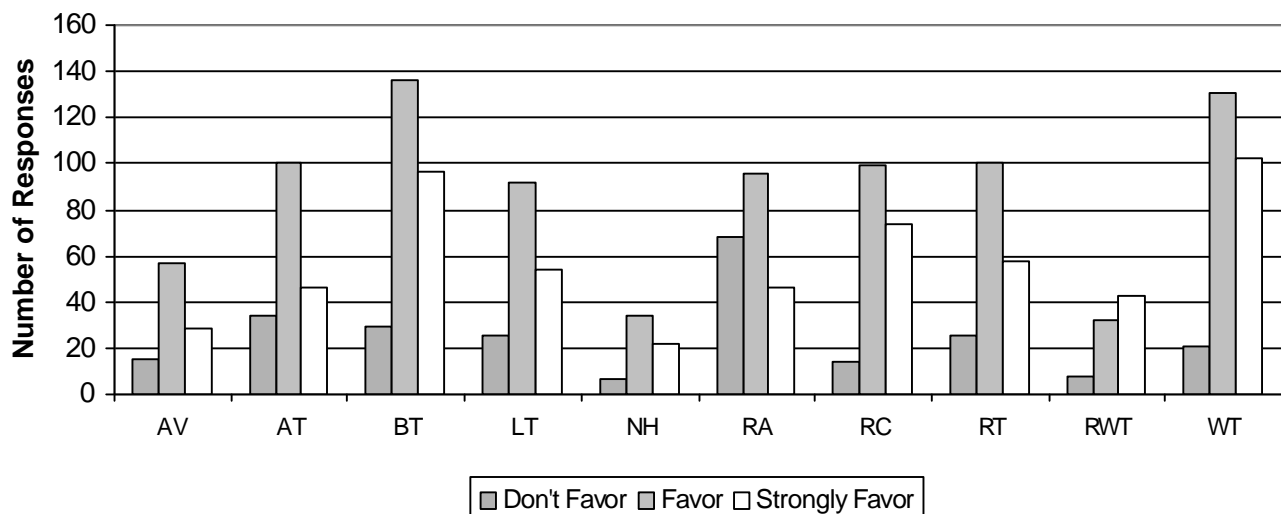
LT Figure 18: Coordinated Planning



When comparing strongly favor responses to the don't favor responses, over 2 to 1 strongly favored Coordinated planning activities.

Figure 19 illustrates Lenox Township's participant responses on *Coordinated Planning* in relation to each community's responses.

Figure 19: Coordinated Planning



Macomb County MSU Extension can be contacted at
21885 Dunham Road, Suite 12
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(586) 469-5180

If you have questions about this report please ask for
Marilyn Rudzinski, Director or Terry Gibb, Natural Resources Agent

Additional information from other municipalities can be
found at our website www.msue.msu.edu/macomb

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Pave dirt roads or keep them up so that they are passable
Pave dirt roads.
H=Maintain what we have better
Stop building houses and businesses.
Ditch or drain roads, repair or replace bridges
Pave the busy gravel roads, fix bridges
Monitor traffic flow on main roads.
Improve dirt roads.
Ramp off of I-94 to 24 mile rd.
Entend M-53 highway to I-69
Better draingae
Improve gravel roads more frequently - grading
Freeway ramp at I-94 & Countyline Rd. would alleviate 1/2 traffic at I-94 & 26 Mile exit.
h.) Ditches need to be dug out so they can run the way they are supposed to.
H- developers should bear great responsibility for road development cost not taxpayers who were already there.
Maintain existing
Lower speed limit on dirt roads (29 Mile)
Improve road conditions: 29 mile between Place and Omo *Very unsafe for school children/buses
h.) Update roads before major development, let developer pay.
h.) Repair road.

utilize abandoned urban areas
Fix bridges
Fix broken bridges
29 mile road needs gravel

What do you believe are the barriers, if any, to meeting land use challenges in your community?

If you have money you can grease any pot to get what you want.
Lack of planning.
Over rule at court level
Too many ordinances aren't important and other important ones aren't inforced.
i.) Too many politicians lining their pockets with developers money.
Lack of using vacant lots and stores.
Items A thru E and Item G do not aply. Item F- The public understands land use issues, but the elected officials do not listen or support the publics views as they elected to do. I=stop developing the land to much politics.
Developers basically own Macomb Twp. Trustees especially supervisor.
Harrison Twp. E. of Harper S. of 15 Mile. A beautiful wetlands is a dumping ground-The kids run wild in there and slaughter the wild life-it should bea protected park.

Don't save farmland, for some people it is their retirement
Stop making stupid regulations
Too little Govt. involvement in protecting farmland.
Unknown factor
The lack of our local officials to understand that you can not stop progress and stop being afraid of it.
need better roads to support development
Too many trailer parks.
Too many regulations
I.) Land fill.

Public officials need to know your concerns about the economic future of your area. Indicate the level of effort (time and money) you feel should be directed towards attracting the following activities to your community.

Question 11: Look at Chesterfield and what they have done with their parks and good ball fields, etc.

Encourage local roadside stand or Farmers Markets
Develop only non farmland
New housing development(sub-divisions)
h.) Bike Trails/Walking, etc.
Stop land fills and garbage coming from other states and Canada.
garbage dumps
Subdivisions
No support for e) New housing development (subdivision)

As the community continues to grow and develop, additional public services will be required. Please indicate the extent to which you support public financing to pay for any of the following:

Under very close supervision by the the public. Public officials lose or mismanage public money. Stop the growth its destroying the land and rural life.
Water and sewer charge our tax money and then double charge the consumer when they install it.
City Water
k. We have 2 already
Join multi Township board to support farm and open spaces in north Macomb County
Keep local govt. out of slowing down progress!
We will move out of this area if it keeps building more and more
Provide natural gas to more areas.
Gravel all roads